



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331

<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 09, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 September 9, 2014

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**GRANT OF EASEMENTS
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
ALHAMBRA WASH PARCELS 17GE, 17GE.1, 359GE,
372GE, 372GE.1, 372GE.2, AND 372GE.3
CITY OF SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will allow the Los Angeles County Flood Control District to grant permanent easements for public road and highway purposes and temporary construction easements over portions of Alhambra Wash in the City of San Gabriel to the County of Los Angeles.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the grant of permanent easements for public road and highway purposes over Alhambra Wash Parcels 17GE, 372GE, and 372GE.1, City of San Gabriel, and the subsequent use of said easements will not interfere with the use of Alhambra Wash for any purposes of the Los Angeles County Flood Control District.
2. Approve the grant of permanent easements for public road and highway purposes over Alhambra Wash Parcels 17GE, 372GE, and 372GE.1 and temporary construction easements over Alhambra Wash Parcels 17GE.1, 359GE, 372GE.2, and 372GE.3, City of San Gabriel, from the Los Angeles County Flood Control District to the County of Los Angeles for \$56,950.

3. Instruct the Chairman of the Board of Supervisors of the Los Angeles County Flood Control District to sign the Easement document and authorize delivery to the County of Los Angeles.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended actions is to obtain approval from the Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to grant permanent easements for public road and highway purposes over Alhambra Wash Parcels 17GE, 372GE, and 372GE.1 and temporary construction easements over Alhambra Wash Parcels 17GE.1, 359GE, 372GE.2, and 372GE.3, in the City of San Gabriel, to the County of Los Angeles. The County requires the easements as part of its Del Mar Avenue Over Alhambra Wash Bridge Replacement Project.

A resolution declaring the portion of Del Mar Avenue over Alhambra Wash within the City of San Gabriel to be a part of the County system of highways was adopted by the Board on February 12, 2013, for the Del Mar Avenue Over Alhambra Wash Bridge Replacement Project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Integrated Service Delivery (Goal 3). The construction of a new bridge will enhance the safety of commuters, thereby improving the quality of life for residents of the County.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

The cost of the permanent and temporary construction easements is \$56,950, which represents the fair market value. Funds are available in the Fiscal Year 2014-15 Road Fund Budget to reimburse the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcels 17GE, 17GE.1, 359GE, 372GE, 372GE.1, 372GE.2, and 372GE.3 are located along Alhambra Wash intersecting Del Mar Avenue in the City of San Gabriel.

The grant of the easements is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This Section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and has all the following powers ... 13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district"

The grant of the easements is not considered adverse to the LACFCD's purpose and will not hinder the use of Alhambra Wash for possible transportation, utility, or recreational corridors. Moreover, the Easement document will reserve paramount rights for the LACFCD's purposes.

The Easement document has been approved by County Counsel as to form and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The California Environmental Quality Act (CEQA) requires public agency decision makers to document and consider the environmental implications of their actions. On February 12, 2013, Agenda Item 20, the Board made a finding that the project is categorically exempt from the provisions of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current services or projects.

CONCLUSION

Please return one adopted copy of this letter and the executed original Easement document to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:jht

Enclosures

c: Auditor-Controller (Accounting Division - Asset
Management)
Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

RECORDING REQUESTED BY
AND MAIL TO:

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
P.O. Box 1460
Alhambra, CA 91802-1460
Attention Survey/Mapping & Property
Management Division
Title & Escrow Section
Alan R. Husted

DUPLICATE

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE.

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO
SECTION 27383 OF THE GOVERNMENT CODE.

Assessor's Identification Numbers:

5360-021-901 (Portion)

5370-016-901 (Portion)

5370-016-902 (Portion)

EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby grant to the COUNTY OF LOS ANGELES, a body corporate and politic (hereinafter referred to as COUNTY), easements for public road and highway purposes, in, on, over, and across the real property in the City of San Gabriel, County of Los Angeles, State of California, described as Parcels 17GE, 372GE, and 372GE.1 in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

Together with temporary construction easements in, on, over, and across the real property in the City of San Gabriel, County of Los Angeles, State of California, described as Parcels 17GE.1, 359GE, 372GE.2, and 372GE.3 in said Exhibit A.

Together with the further right to enter upon and to pass and repass over and along said easements and rights of way and to deposit tools, implements, and other materials thereon by said COUNTY, its officers, agents, and employees, and by persons under contract with it and their employees, whenever and wherever necessary, for the purposes above set forth.

As to Parcels 17GE.1, 359GE, 372GE.2, and 372GE.3, the temporary construction easements are granted for a period, which shall commence on March 1, 2015, and shall cease and terminate on March 1, 2016.

Subject to all matters of record and to the following reservation and conditions, which COUNTY by the acceptance of this Easement document and/or the exercise of any of the rights granted herein, agrees to keep and perform, viz:

1. DISTRICT reserves the paramount right to use said land for flood control purposes.
2. COUNTY agrees that it will not perform or arrange for the performance of any construction or reconstruction work in, on, over, and across the land herein described until the plans and specifications for such construction or reconstruction work shall have first been submitted to and been approved in writing by the Chief Engineer of the Los Angeles County Flood Control District. Such approval by DISTRICT shall not be interpreted or inferred as an endorsement or approval as to the design, accuracy, correctness, or authenticity of the information shown on the submitted plans and specifications. Furthermore, such approval

Del Mar Avenue over Alhambra Wash
(Files: ALHAMBRA WASH 17, 359, and 372)
Parcel 17GE
Includes Parcels 17GE.1, 359GE,
372GE, 372GE.1, 372GE.2, and 372GE.3
Affects DEL MAR AVENUE (16)
Parcels 16-4RE, 16-5RE, and 16-5RE.1
Easement Page 2

cannot be relied upon for any other purpose or by any third party for any reason whatsoever. DISTRICT does not accept ownership or responsibility for the improvements.

3. COUNTY shall indemnify, defend, and save harmless DISTRICT, its officers, agents, and/or employees, from any and all claims, demands, liability, loss, damage, or expense to which DISTRICT, its officers, agents, and employees may be subjected as the result of any act or omission by COUNTY, its officers, agents, employees, or contractors, arising out of the exercise by COUNTY, its officers, agents, employees, or contractors in connection with the exercise of any of the rights granted to it by this Easement document.
4. It is expressly understood that DISTRICT will not be called upon to construct, repair, maintain, or reconstruct any structure or improvement to be erected or constructed pursuant to this Easement document.
5. The provisions and conditions contained in this Easement document shall be binding upon COUNTY, its successors, and assigns.

To the extent any lawful assessment be levied pertaining to the area to which these easements apply and to the extent that the assessment is based on the structures and improvements being constructed under the authority of these easements and provided further that the assessment be levied following COUNTY's exercise of these easement rights to construct such structures and improvements, COUNTY agrees to pay on behalf of DISTRICT that part of any such assessment levied against DISTRICT, which is based on the value contributed to that area by COUNTY's said improvements.

Dated September 9, 2014



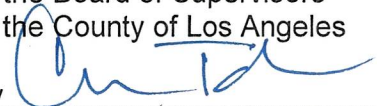
(LACFCD-SEAL)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By 
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By 
Deputy

Del Mar Avenue over Alhambra Wash 17
(Files: ALHAMBRA WASH 17, 359, and 372)
Parcel 17GE
Includes Parcels 17GE.1, 359GE, 372GE,
372GE.1, 372GE.2, and 372GE.3
Affects DEL MAR AVENUE (16)
Parcels 16-4RE, 16-5RE, and 16-5RE.1
26-RW 4.2 and 4.3
S.D. 5 XM25000033
Project ID No. RDC0012721

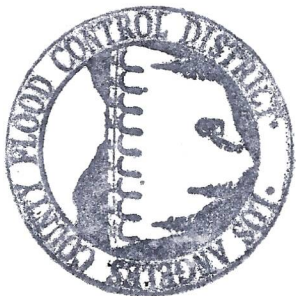
DB:bw:P:CONF:EASEFLOODTOCOLASANGABRIE17 FNL 82113

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 9th day of September, 2014, the facsimile signature of DON KNABE, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM:

JOHN F. KRATTLI
County Counsel

By Carol B. Suzuki
Deputy

APPROVED as to title and execution, _____, 20____. DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division Supervising Title Examiner By _____
--

CERTIFICATE OF ACCEPTANCE	
This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September, 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.	
Dated _____	
By _____ ASSISTANT DEPUTY DIRECTOR Survey/Mapping & Property Management Division	

EXHIBIT A

File with: ALHAMBRA WASH 17

Parcel No. 17GE

Includes: Parcels Nos. 17GE.1, 359GE,
372GE, 372GE.1, 372GE.2, and 372GE.3

Affects: DEL MAR AVENUE (16)
Parcels Nos. 16-4RE, 16-5RE, and 16-5RE.1
26-RW 4.2 and 4.3

A.I.N. 5360-021-901 (Portion)
5370-016-901 and 902 (Portions)

T.G. 596 (E7)

I.M. 129-257

S.D. 5

XM25000033

LEGAL DESCRIPTION

PARCEL NO. 17GE (Grant of easement for road purposes):

That portion of that certain parcel of land in Lot A, Tract No. 8214, as shown on map recorded in Book 102, pages 74 and 75, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 7316, page 61, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at a point in the westerly line of said Lot A, said point being distant South 0°22'00" East 31.00 feet, measured along said westerly line, from the northwesterly corner of said Lot A; thence South 0°22'00" East, along said westerly line, a distance of 40.50 feet; thence North 89°38'00" East 3.00 feet to a line parallel with and 3.00 feet easterly, measured at right angles, from said westerly line; thence North 0°22'00" West, along said parallel line, a distance of 25.70 feet; thence North 56°08'00" East 5.67 feet; thence North 33°52'00" West 14.00 feet to the point of beginning.

Containing: 139± square feet.

PARCEL NO. 17GE.1 (Temporary construction easement):

That portion of above-mentioned certain parcel of land, within the following described boundaries:

Beginning at the northwesterly corner of above-mentioned Lot A; thence North 89°30'00" East, along the northerly line of said Lot A, a distance of 31.46 feet to a line parallel with and 17.00 feet westerly, measured at right angles, from the easterly line of said certain parcel of land; thence South 18°34'00" East, along said parallel line, a distance of 75.67 feet to a straight line which bears at right angles from said parallel line and which passes through the southerly terminus of that certain course described as having a bearing and length of S. 0° 22' 00" E. 90.01 feet in the westerly boundary of said certain parcel of land; thence South 71°26'00" West, along said straight line, a distance of 58.00 feet to said southerly terminus; thence North 0°22'00" West, along said certain course, a distance of 90.01 feet to the point of beginning.

EXCEPTING therefrom that portion lying within the above-described PARCEL NO. 17GE.

Containing: 3,471± square feet.

PARCEL NO. 359GE (Temporary construction easement):

That portion of that certain parcel of land in Lots 2 and 3, Tract No. 3473, as shown on map recorded in Book 37, page 98, of above-mentioned Maps, described under the heading "2. Tract No. 3473" in tax deed to Los Angeles County Flood Control District, recorded on July 26, 1951, as Document No. 2370, in Book 36851, page 132, of above-mentioned Official Records, within the following described boundaries:

Beginning at a point in the northeasterly line of said certain parcel of land, said point being distant North 33°26'22" West 5.00 feet, measured along said northeasterly line, from the southeasterly corner of said certain parcel of land, said southeasterly corner also being the northwesterly corner of Lot 23, Tract No. 7608, as shown on map recorded in Book 87, pages 53 and 54, of above-mentioned Maps; thence North 33°26'22" West, along said northeasterly line, a distance of 57.00 feet; thence South 56°33'38" West 75.00 feet to the southwesterly line of said certain parcel of land; thence South 33°26'22" East, along said southwesterly line, a distance of 18.48 feet to the southwesterly corner of said certain parcel of land; thence North 86°41'15" East, along the southerly line of said certain parcel of land, a distance of 56.83 feet to a line parallel with and 47.00 feet southeasterly, measured at right angles, from above-described course having a bearing and length of South 56°33'38" West 75.00 feet; thence North 56°33'38" East, along said parallel line, a distance of 18.35 feet to a line parallel with and 7.50 feet southwesterly, measured at right angles, from said northeasterly line; thence South 33°26'22" East, along said last-mentioned parallel line, a distance of 10.00 feet to a straight line which bears at right angles from said last-mentioned parallel line and which passes through the point of beginning; thence North 56°33'38" East, along said straight line, a distance of 7.50 feet to the point of beginning.

Containing: 2,899± square feet.

EXHIBIT A

PARCEL NO. 372GE (Grant of easement for road purposes):

That portion of that certain parcel of land in Lot 1, of above-mentioned Tract No. 3473, described under the heading "1. Tract No. 3473" in tax deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on July 14, 1958, as Document No. 3624, in Book D154, page 242, of above-mentioned Official Records, within the following described boundaries:

Beginning at the intersection of the southwesterly line of said certain parcel of land and a line parallel with and 15.00 feet westerly, measured at right angles, from the easterly line of said Lot 1; thence North 33°26'22" West, along said southwesterly line, a distance of 25.75 feet; thence North 56°33'38" East 16.77 feet to said parallel line; thence South 0°22'00" East, along said parallel line, a distance of 30.73 feet to the point of beginning

Containing: 216± square feet.

PARCEL NO. 372GE.1 (Grant of easement for road purposes):

That portion of last above-mentioned certain parcel of land in above-mentioned Lot 1, within the following described boundaries:

Commencing at the intersection of the northeasterly line of said last-mentioned certain parcel of land and a line parallel with and 15.00 feet westerly, measured at right angles, from the easterly line of said Lot 1, said intersection also being the most southerly corner of Lot 28, of above-mentioned Tract No. 7608; thence South 0°22'00" East, along said parallel line, a distance of 31.00 feet to the TRUE POINT OF BEGINNING; thence South 0°22'00" East, along said parallel line, a distance of 14.75 feet; thence North 33°26'22" West 12.36 feet; thence North 56°33'38" East 8.05 feet to the TRUE POINT OF BEGINNING.

Containing: 50± square feet.

PARCEL NO. 372GE.2 (Temporary construction easement):

That portion of last above-mentioned certain parcel of land in above-mentioned Lot 1, within the following described boundaries:

Beginning at the intersection of the northeasterly line of said last-mentioned certain parcel of land and a line parallel with and 15.00 feet westerly, measured at right angles, from the easterly line of said Lot 1, said intersection also being the most southerly corner of above-mentioned Lot 28; thence South 56°33'38" West 16.50 feet to a line parallel with and 16.50 feet southwesterly, measured at right angles, from said

EXHIBIT A

northeasterly line; thence North 33°26'22" West, along said last-mentioned parallel line, a distance of 40.00 feet; thence South 56°33'38" West 42.00 feet; thence South 33°26'22" East 91.35 feet to a line parallel with and 36.00 feet westerly, measured at right angles, from said easterly line; thence South 0°22'00" East, along said last-mentioned parallel line, a distance of 30.24 feet to the southwesterly line of said last-mentioned certain parcel; thence South 33°26'22" East, along said southwesterly line, a distance of 38.48 feet to first-mentioned parallel line; thence North 0°22'00" West, along said first-mentioned parallel line, a distance of 137.44 feet to the point of beginning.

EXCEPTING therefrom those portions lying within the above-described PARCELS NOS. 372GE and 372GE.1.

Containing: 4,677± square feet.

PARCEL NO. 372GE.3 (Temporary construction easement):

That portion of last above-mentioned certain parcel of land in above-mentioned Lots 2 and 3, within the following described boundaries:

Beginning at the northwesterly corner of said last-mentioned certain parcel of land; thence North 86°41'15" East, along the northerly line of said last-mentioned certain parcel of land, a distance of 56.83 feet; thence South 56°33'38" West 49.15 feet to the southwesterly line of said last-mentioned certain parcel of land; thence North 33°26'22" West, along said southwesterly line, a distance of 28.52 feet to the point of beginning.

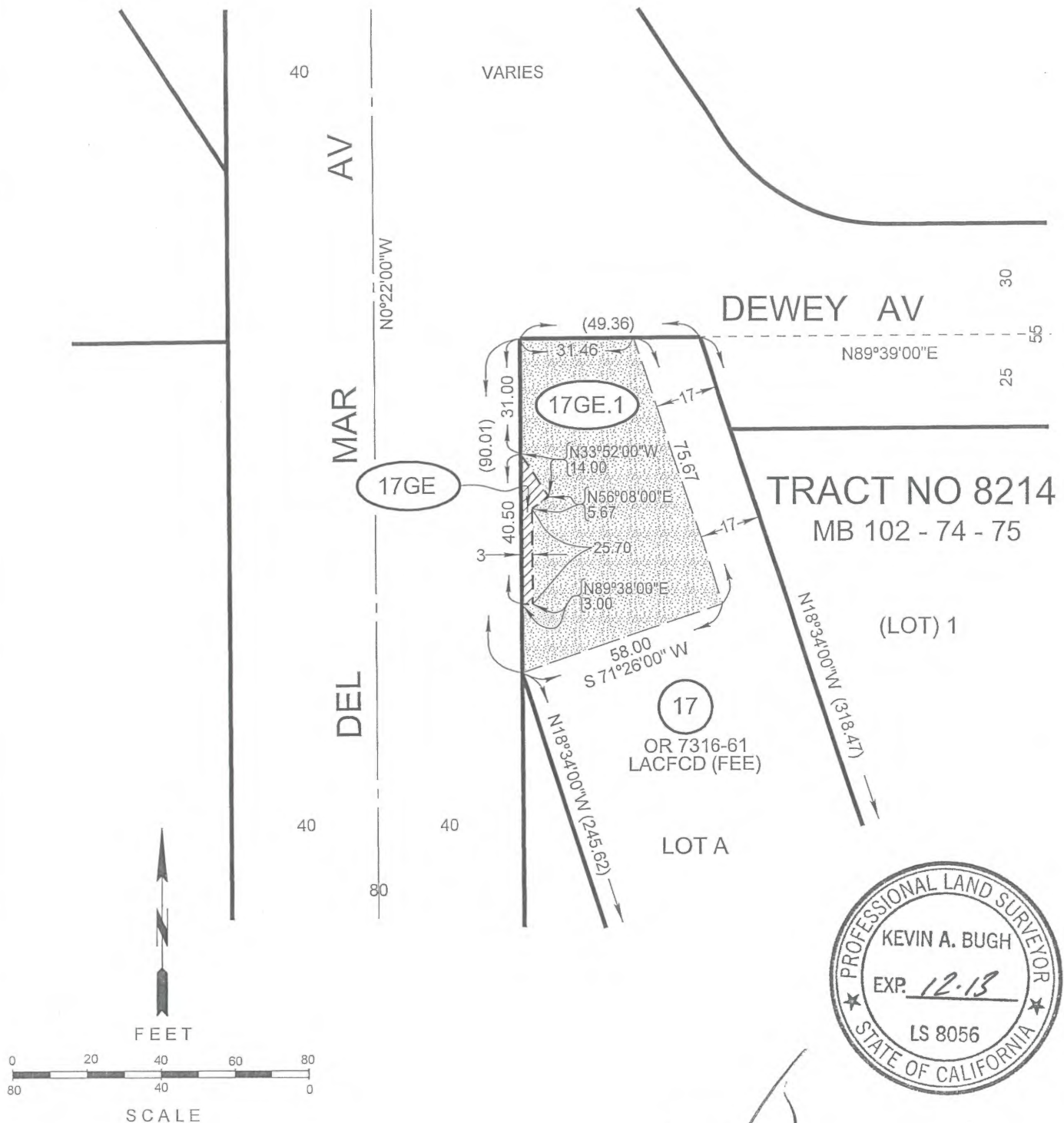
Containing: 701± square feet.



APPROVED AS TO DESCRIPTION
<u>APRIL 8, 2013</u>
COUNTY OF LOS ANGELES
By <u>[Signature]</u>
LICENSED SURVEYOR
Survey/Mapping and Property Management Division

EXHIBIT A

EXHIBIT B



LEGEND:

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.

EASEMENT FOR
ROAD PURPOSES.



TEMPORARY CONSTRUCTION
EASEMENT.

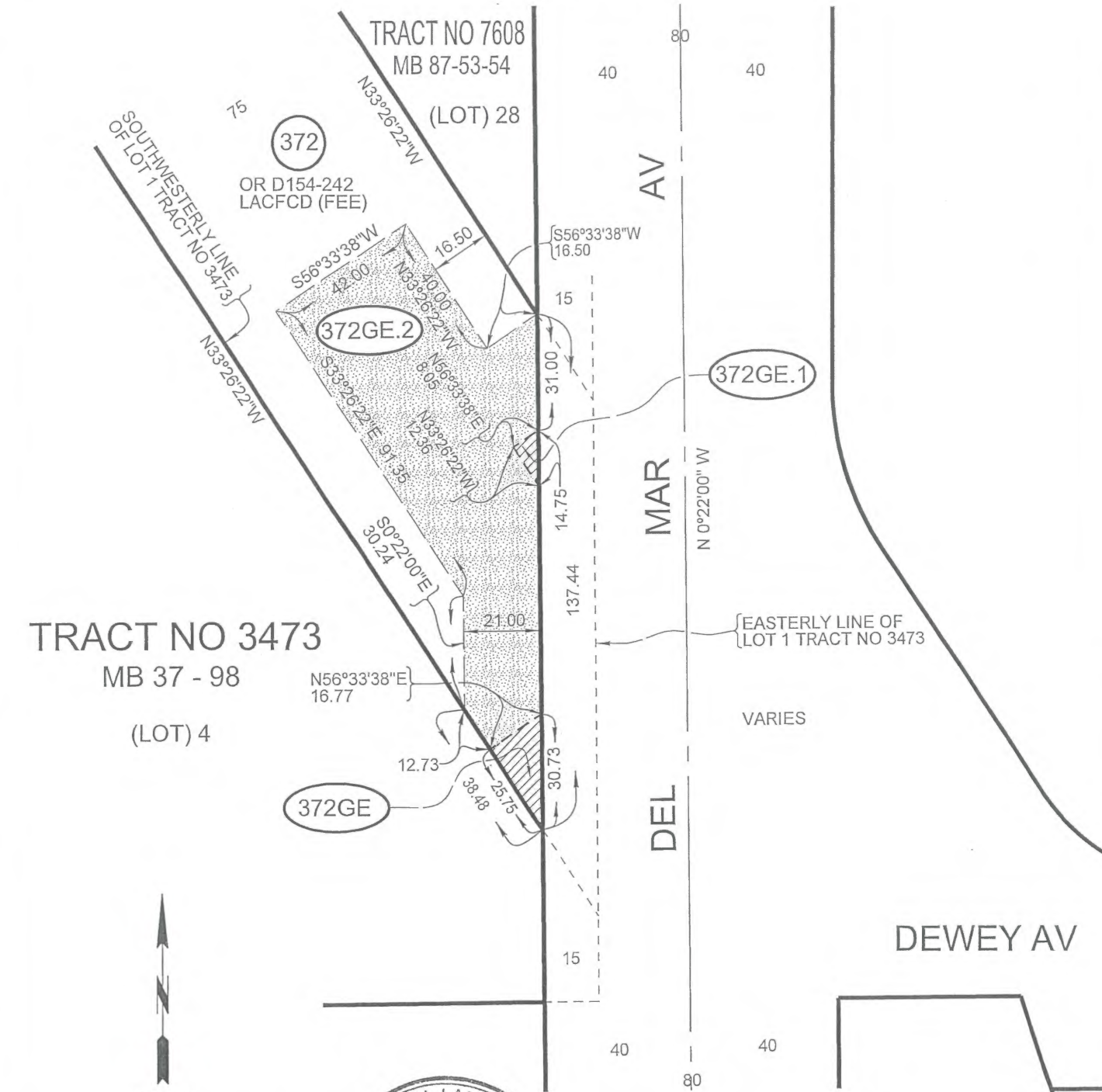
BY:

~~LICENSED~~ SURVEYOR

DATE _____

REFERENCE:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
26-RW 4.2 & 4.3 (ALHAMBRA WASH) DEL MAR AVE (16) A.I.N. 5370-016-901 & 902 T.G. 596-E7	PROJECT: DEL MAR AVENUE OVER ALHAMBRA WASH			
	PROJECT I.D. RDC0012721	PREPARED BY A MERCADO	DATE 4-8-13	SHEET 1 OF 3

EXHIBIT B



LEGEND:

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.

 - EASEMENT FOR ROAD PURPOSES.

 - TEMPORARY CONSTRUCTION EASEMENT.



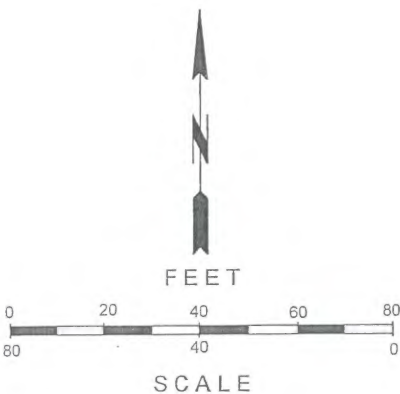
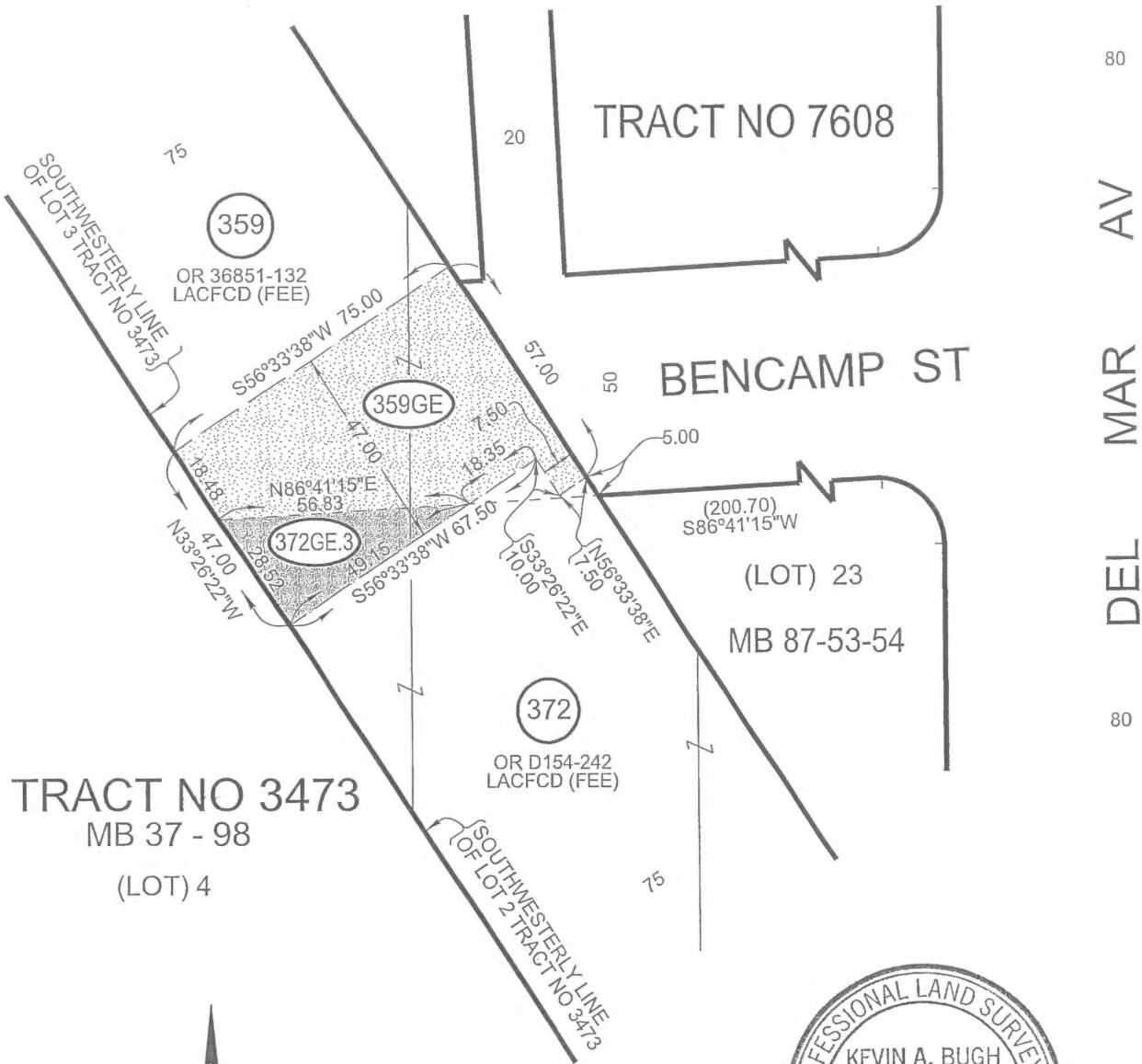
BY:

LICENSED SURVEYOR

DATE _____

REFERENCE:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
26-RW 4.2 & 4.3 (ALHAMBRA WASH) DEL MAR AVE (16) A.I.N. 5360-021-901 T.G. 596-E7	PROJECT: DEL MAR AVENUE OVER ALHAMBRA WASH			
	PROJECT I.D. RDC0012721	PREPARED BY A MERCADO	DATE 4-8-13	SHEET 2 OF 3

EXHIBIT B



LEGEND:

() DENOTES RECORD DIMENSIONS.
DIMENSIONS ARE IN FEET.

- TEMPORARY CONSTRUCTION
EASEMENT.



BY:

LICENSED SURVEYOR

DATE

4-8-13

REFERENCE:	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY/MAPPING & PROPERTY MANAGEMENT DIVISION			
26-RW 4.2 & 4.3 (ALHAMBRA WASH) A.I.N. 5360-021-901 T.G. 596-E7	PROJECT:	DEL MAR AVENUE OVER ALHAMBRA WASH		
	PROJECT I.D.	PREPARED BY	DATE	SHEET
	RDC0012721	A MERCADO	4-8-13	3 OF 3